

Grantee: Chandler, AZ

Grant: B-08-MN-04-0502

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-MN-04-0502

Obligation Date:**Grantee Name:**

Chandler, AZ

Award Date:**Grant Amount:**

\$2,415,100.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Plan Description:

After analyzing foreclosure trends and code complaints, staff proposes targeting the 85225 zip code for programs using the NSP funds with the following NSP strategies:

Recovery Needs:

After analyzing foreclosure trends and code complaints, staff proposes targeting the 85225 zip code for programs using the NSP funds with the following NSP strategies:

1. Development of a Chandler Community Land Trust (CCLT) The amount of \$1,468,500 will be used to purchase and sell up to 17 formerly vacant, foreclosed single-family homes to income qualified homeowners, by leasing the land owned by the Land Trust to homeowners who buy only the structure that is on the land. With this program, the costs of the purchase are reduced, the owner shares the equity in the home with the Land Trust, and the home, as part of the Land Trust, remains affordable indefinitely. The families that are envisioned for these properties are between 81% and 120% of area media income (AMI), or approximately \$51,350 to \$77,050 annually for a family of four. Qualifying to purchase only the house greatly reduces the amount of the mortgage for which these families would have to apply. This strategy will focus on the area from Ray Road to Chandler Blvd; and Alma School Road to Arizona Avenue.
2. Creation of permanent affordable rental housing for homeless families Approximately \$605,100 will be used to purchase and rehabilitate up to four vacant, foreclosed multifamily properties and rent them to income-qualified families. This is unlike the Section 8 program in that no voucher will be required. The families will be selected, evaluated and monitored by the partnering non-profit for their suitability for the program who will assume responsibility for the on-going maintenance of the properties after acquisition.
3. Down Payment Assistance Approximately \$100,000 will be used to assist qualified potential homebuyers with down payment assistance. This will be secured with a ten-year forgivable lien on the purchased property. The partnering non-profit will qualify, educate and monitor the new homeowners. This strategy will focus on the area from Ray Road to Chandler Blvd; and Alma School Road to Arizona Avenue.
4. Administrative support No more than \$241,500 can be used for staff support of any of the programs initiated through the NSP. This can include the staff support provided by the City and the City's non-profit partners in these programs.

Overall**This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$2,415,100.00

Total CDBG Program Funds Budgeted

N/A

\$2,415,100.00

Program Funds Drawdown

\$23,535.20

\$429,572.50

Obligated CDBG DR Funds	(\$762,769.63)	\$947,230.37
Expended CDBG DR Funds	\$319,391.63	\$726,058.64
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$88,166.71
Program Income Drawdown	\$88,166.71	\$88,166.71

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	33.333%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$362,265.00	\$0.00
Limit on Admin/Planning	\$241,510.00	\$20,328.27
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$603,775.00	\$605,100.00

Overall Progress Narrative:

The Chandler Community Land Trust (CCLT) is progressing very nicely with a total of 5 homes purchased and two more individuals shopping. There are over 60 individuals participating in housing counseling and becoming mortgage ready. In addition, Chandler recently awarded \$50,000 in Down Payment Assistance to Newtown to be used in conjunction with the CCLT. The remaining \$50,000 in DPA has been moved to the Permanent Affordable Rental Properties activity.

We also recently awarded \$655,100 to ARM of Save the Family for permanent affordable rental properties for the 25% set aside for very low AML. This actually makes our set aside closer to 27%. Save the Family has already identified the properties to be purchased and will begin acquiring the properties during the next reporting period.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
09Admin, Administration and Planning Costs	\$22,192.35	\$241,500.00	\$24,438.28
09PRH, Acquisition/Purchase and Rehabilitation	\$0.00	\$605,100.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
DPA09, Acquisition/Purchase and Rehabilitation	\$0.00	\$100,000.00	\$0.00
LT09, Acquisition/Purchase and Rehabilitation	\$1,342.85	\$1,468,500.00	\$405,134.22

Activities

Grantee Activity Number:	09Admin
Activity Title:	Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

09Admin

Project Title:

Administration and Planning Costs

Projected Start Date:

03/30/2009

Projected End Date:

03/30/2012

National Objective:

N/A

Responsible Organization:

City of Chandler

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$241,500.00
Total CDBG Program Funds Budgeted	N/A	\$241,500.00
Program Funds Drawdown	\$22,192.35	\$24,438.28
Obligated CDBG DR Funds	\$0.00	\$241,500.00
Expended CDBG DR Funds	\$17,452.63	\$20,328.27
City of Chandler	\$17,452.63	\$20,328.27
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

No more than \$241,500 can be used for staff support of any of the programs initiated through the NSP. This can include the staff support provided by the City and the City's non-profit partners in these programs.

Location Description:

Activity Progress Narrative:

Staff has been very busy working on the allocation of the Down Payment Assistance and Permanent Affordable Rental programs. In addition, we have begun our monitoring process of Newtown for the Chandler Community Land Trust program.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	09DPA
Activity Title:	Down-payment Assistance program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

DPA09

Projected Start Date:

07/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Acquisition/Purchase and Rehabilitation

Projected End Date:

07/01/2012

Responsible Organization:

City of Chandler

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total CDBG Program Funds Budgeted	N/A	\$100,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Chandler	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Approximately \$100,000 will be used to assist qualified potential homebuyers with down payment assistance. This will be secured with a ten-year forgivable lien on the purchased property. The partnering non-profit will qualify, educate and monitor the new homeowners. This strategy will focus on the area from Ray Road to Chandler Blvd; and Alma School Road to Arizona Avenue.

Location Description:

This strategy will focus on the 85225 zip code area from Ray Road to Chandler Blvd; and Alma School Road to Arizona Avenue. : Of the 542 homes currently for sale in 85225, 38.2% are either in foreclosure or are about to go into foreclosure. NOTE: These are just the homes listed for sale. In researching the Maricopa County Assessors Office, there are many more in foreclosure that the banks have not listed for sale as of yet. It is unknown how many of those there are. In addition, HUDs Estimated Foreclosure Abandonment Risk Score (the Risk Score) measures the estimated foreclosure and abandonment risk of every census tract block group in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler found the zip code 85225 (census tract Number 522902) with a foreclosure abandonment risk score of 10 and a predicted 18 month foreclosure rate of 7.7%. This was the only Chandler zip code with a risk score of 10.

Activity Progress Narrative:

The City of Chandler awarded \$50,000 in Down Payment Assistance funding to Newtown Community Development, who operates the Chandler Community Land Trust. These funds will be used for land trust homebuyers and each one will receive up to \$10,000 in DPA. There are several people who will be ready to buy homes during the next reporting period and two of these individuals are already in the process of shopping for their homes. The other \$50,000 that was originally budgeted for DPA has been moved to the Permanent Affordable Rental program and was

awarded to ARM of Save the Family.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/14
# of Households benefitting	0	0	0	0/0	0/14	0/14

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 09PRH

Activity Title: Permanent rental Housing

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

09PRH

Project Title:

Acquisition/Purchase and Rehabilitation

Projected Start Date:

06/30/2009

Projected End Date:

06/30/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Chandler

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources

N/A

\$605,100.00

Total CDBG Program Funds Budgeted

N/A

\$605,100.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

City of Chandler

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Approximately \$605,100 will be used to purchase and rehabilitate up to four vacant, foreclosed multifamily properties and rent them to income-qualified families. This is unlike the Section 8 program in that no voucher will be required. The families will be selected, evaluated and monitored by the partnering non-profit for their suitability for the program who will assume responsibility for the on-going maintenance of the properties after acquisition. This strategy will focus on Chandler Meadows at 286 W. Palomino Drive.

Location Description:

This strategy will focus on Chandler Meadows at 286 W. Palomino Drive.

Activity Progress Narrative:

The City of Chandler recently awarded \$655,100 to ARM of Save the Family for permanent affordable rental properties for the 25% set aside for very low AMI. This actually makes our set aside closer to 27%. Save the Family has already identified the properties to be purchased and will begin acquiring the properties during the next reporting period. Funds will also be used to rehabilitate the properties and will award construction contracts as soon as possible on each property as they are acquired. Together, we have developed a very aggressive timeline for this project and do not anticipate any problems with obligating funds by the obligation deadline. The additional \$50,000 in funding was moved from the \$100,000 that was originally budgeted for the Down Payment Assistance Program.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/16
# of Households benefitting	0	0	0	0/16	0/0	0/16
Total acquisition compensation to	0	0	0	0/0	0/0	0/600000

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CLT09
Activity Title:	Community landtrust

Activity Category:

Acquisition - general

Project Number:

LT09

Projected Start Date:

04/30/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Acquisition/Purchase and Rehabilitation

Projected End Date:

04/30/2012

Responsible Organization:

City of Chandler

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,468,500.00
Total CDBG Program Funds Budgeted	N/A	\$1,468,500.00
Program Funds Drawdown	\$1,342.85	\$405,134.22
Obligated CDBG DR Funds	(\$762,769.63)	\$705,730.37
Expended CDBG DR Funds	\$301,939.00	\$705,730.37
City of Chandler	\$301,939.00	\$705,730.37
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$88,166.71
Program Income Drawdown	\$88,166.71	\$88,166.71

Activity Description:

The amount of \$1,468,500 will be used to purchase and sell up to 17 formerly vacant, foreclosed single-family homes to income qualified homeowners, by leasing the land owned by the Land Trust to homeowners who buy only the structure that is on the land. With this program, the costs of the purchase are reduced, the owner shares the equity in the home with the Land Trust, and the home, as part of the Land Trust, remains affordable indefinitely. The families that are envisioned for these properties are between 81% and 120% of area media income (AMI), or approximately \$51,350 to \$77,050 annually for a family of four. Qualifying to purchase only the house greatly reduces the amount of the mortgage for which these families would have to apply. This strategy will focus on the area from Ray Road to Chandler Blvd; and Alma School Road to Arizona Avenue.

Location Description:

Project will be located within the 85225 zip code, specifically targeting the neighborhood bounded by Chandler Blvd to Ray Rd; Arizona Ave to Alma School. : Of the 542 homes currently for sale in 85225, 38.2% are either in foreclosure or are about to go into foreclosure. NOTE: These are just the homes listed for sale. In researching the Maricopa County Assessors Office, there are many more in foreclosure that the banks have not listed for sale as of yet. It is unknown how many of those there are. In addition, HUDs Estimated Foreclosure Abandonment Risk Score (the Risk Score) measures the estimated foreclosure and abandonment risk of every census tract block group in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler found the zip code 85225 (census tract Number 522902) with a foreclosure abandonment risk score of 10 and a predicted 18 month foreclosure rate of 7.7%. This was the only Chandler zip code with a risk score of 10.

Activity Progress Narrative:

As of the end of this quarter, there are 5 properties that have been purchased and two individuals are out shopping for homes. Over 60 people are participating in housing counseling and of those, 7 individuals may be ready to buy during the next reporting period.

The City of Chandler also awarded \$50,000 in Down Payment Assistance funds to be used in conjunction with the Land Trust.

Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of Properties	0	0	2	0/0	0/0	5/17
# of housing units	0	0	2	0/0	0/0	5/17
# of Households benefitting	2	0	2	5/12	0/5	5/17
Total acquisition compensation to	0	0	0	0/0	0/0	0/800000

Activity Locations

Address	City	State	Zip
472 W. Jasper	Chandler	NA	85225
1661 W. Garrett Dr.	Chandler	NA	85225

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
